



122 Mottram Road, Stalybridge, SK15 2QU

£700 Per Calendar Month

A Wilson Estates are delighted to offer for rent this spacious first floor apartment on Mottram Road in Stalybridge.

The locality is perfectly placed within walking distance of the bustling town centre of Stalybridge with its array of independent retailers, coffee shops and bistros plus a greengrocers and a butchers.

The area has seen a rise in new businesses lately from florist's to cafes, restaurant's and further opportunities planned. There are also regular seasonal events plus a monthly 'Foodie Friday' event which has been very popular and really highlights the community spirit in the town.

Cheetham's Park, Archery Club, Stalybridge Celtic Football Ground and the Priory Tennis Club are all nearby, perfect for those looking to immerse themselves in local activities.

Should you need to commute into Manchester City Centre or beyond the railway station is just a short walk away offering direct and regular links into Manchester City

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Open Plan Lounge/Kitchen

uPVC double glazed window to front elevation. Contemporary fitted wall and base units with co-ordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven, hob and extractor. Part-tiled walls, double radiator, plumbing for automatic washing machine, and small fridge freezer. Spot lights, electric wall mounted fire, double radiator, carpet, and blinds.

STRICTLY NO PETS AND SMOKING POLICIES APPLY

Hallway

Lighting, double radiator, and carpet.

Bathroom

uPVC double glazed window to side elevation. Three piece bathroom suite comprising low level WC, hand wash basin, and panelled bath with mains fed shower over. Part tiled walls, lighting, wall mounted combi boiler, double radiator, wall mounted unit, and vinyl flooring.

Bedroom One

uPVC double glazed windows to side elevation. Lighting, two double radiators, blind, and carpet.

Bedroom Two

uPVC double glazed windows to side elevation. Lighting, two double radiators, and carpet.

Additional Information

Council Tax Band : A

EPC Rating : TBC - in progress

Holding Deposit : £161

Tel: 0161 303 0778





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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